

**TENNESSEE GENERAL ASSEMBLY
FISCAL REVIEW COMMITTEE**



FISCAL NOTE

SB 166 - HB 160

February 5, 2013

SUMMARY OF BILL: Exempts licensed attorneys, performing activities that do not require licensure under the federal S.A.F.E. Mortgage Licensing Act, from the prohibition to act as mortgage loan originators without first obtaining a license under the Tennessee Residential Lending, Brokerage and Servicing Act. Removes the exemption from the licensing requirement for seller-financers of vacant land, commercial real estate lenders, and lenders providing financing on properties that are not intended to be owner-occupied by the recipients of the financing. Prohibits real estate brokers and title insurance agents from offering or negotiating terms of a residential mortgage loan.

ESTIMATED FISCAL IMPACT:

NOT SIGNIFICANT

Assumptions:

- According to the Department of Financial Institutions, the proposed changes to the exemptions to the licensing requirements for mortgage lenders, mortgage loan brokers and mortgage loan servicers will not significantly impact the number of licensees under the Tennessee Residential Lending, Brokerage and Servicing Act.
- Any fiscal impact to the Department is estimated to be not significant.

CERTIFICATION:

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink, appearing to read "Lucian D. Geise".

Lucian D. Geise, Executive Director

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